

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PLACER COUNTY

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						4	246				
(10) Total by Income Table A/A3			0	0	4	246					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	4	4	0
No. of Units Permitted for Above Moderate	235	0	0	11	0	246	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1365	0	0	0	0	0	0	0	0	0	0	1365
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	957	0	0	0	0	0	0	0	0	0	0	957
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		936	2	6	4	0	0	0	0	0	0	12	924
Above Moderate		1773	241	310	246	0	0	0	0	0	-	797	976
Total RHNA by COG. Enter allocation number:		5031	243	316	250	0	0	0	0	0	0	809	4222
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Land Supply (A1)		ongoing	Current County Policy
Public Facilities (A-2)		ongoing	Current County Policy; GP Update Starting in 2016
Mixed Use Development (A-3)	352	2017	Partially Completed
Minimum Density Standard (A-4)		2017	Planned
Fee Study (A-5)		2016	Underway for East and West County
Prototype Second Unit Plans (A-6)		2016	Planned
Update Dewitt Center Master Plan (A-7)		2014	Underway
Co-op Housing Regulations (A-8)		2015	Planned
Studio Apartments (A-9)		2015	Planned
Surplus County Land (B-1)		2014	Planned
Assisting Aff. Housing Developers (B-2)	150	ongoing	Ongoing

Flexible Development Standards (B-3)		2017	Planned
Density Bonus (B-4)	50	ongoing	Current County Policy
Fee Waivers for Aff. Housing (B-5)		2014	Draft (2016 Completion Expected)
Impact Fee Waivers (B-6)		2015	Draft (2016 Completion Expected)
Private Financing (B-7)		ongoing	Ongoing
State and Federal Funds (B-8)	100	ongoing	Ongoing
Affordable Housing Program (B-9)		2018	Planned
Second Units/Multi-Gen. Housing (B-10)	250	2013	Draft (2016 Completion Expected)
Publicize Foreclosure Assist. Prog. (B-11)		ongoing	Ongoing
Multi-Family Housing on Comm. Sites (B-12)		2017	Planned
Housing Program Workshops (B-13)		2013	Planned
Community Housing Forums (B-14)		2013	Underway
Encourage Shared Housing (B-15)		2015	Planned
Landlord Training Seminars (B-16)		2015	Planned
Rental Assistance Program (B-17)	75	2014	Ongoing
Housing Choice Vouchers (B-18)	250	2014	Planned
TRPA Code Changes (C-1)		2013	Ongoing
Employee Housing Program (C-2)	250	2014	Planned
Legislative Initiatives (C-3)		ongoing	Ongoing
New Mechanisms for Workforce Hsg. (C-4)		2014	Planned
Cooperation for Workforce Housing (C-5)		ongoing	Ongoing
CDBG Rehabilitation Funds (D-1)	50 units rehabbed	ongoing	Ongoing
Handy Person Program (D-2)	75 households served	2014	Ongoing
Tracking At-Risk Properties (E-1)		ongoing	Current County Policy
Notice of Conversion (E-2)		ongoing	Current County Policy

Preservation of At-Risk Properties (E-3)		as-needed	Ongoing
Compliance with Fair Housing Laws (F-1)		ongoing	Ongoing
Housing Rehab for Seniors (F-2)		2014	Ongoing
Funding for Emergency Shelters (F-3)		ongoing	Ongoing/Expanding
Update 10-Yr. Plan to End Homel. (F-4)		2015	Planned
Residential Care Home Occ. Incr. (F-5)		2014	Under Review
Amend Reasonable Accommod. Ord. (F-6)		2013	Planned
Coordination with Alta Reg'l Center (F-7)		ongoing	Ongoing
Zoning Code Amend. For Trans. Hsg. (F-8)		2014	Completed
mPower Placer (G-1)		ongoing	Ongoing
Energy Efficient Homes (G-2)		ongoing	Ongoing
Fair Housing Information (H-1)		ongoing	Ongoing
Housing Coordinator (I-1)		ongoing	Ongoing
Inter-Departmental Coordination (I-2)		2013	Ongoing

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General Comments:

Completed in 2015:

Transitional and Supportive Housing Zoning Text Amendment (Program F-8)
Town Center Combining District Zoning Text Amendment (Program A-3)
An Emergency Shelter with 49 beds and overflow for up to 100 was opened in Auburn.

Underway in 2016:

Affordable Housing Fee Study (Program A-5)
Affordable Housing Fee Waivers (Program B-5)
Secondary Units on Smaller Lots Zoning Text Amendment (Program B-10)
Work with stakeholders to find one or more permanent emergency shelters in the county.
Emergency Shelter Zoning Text Amendment to allow shelters in additional zoning districts.

Significant On-Going Projects:

USA Properties Fund, Inc. is working with the County to construct a 64-unit affordable apartment development in North Auburn. USA Properties obtained affordable housing tax credits and has formally purchased the property from the County. Work is expected to be completed in Fall 2016.

A number of Specific Plans and General Plan Amendments are being processed by the County. Each will be required to have an affordable housing component.

Applications for two additional farmworker housing units have been received.

The County has helped fund a workforce housing needs assessment for th